

BOARD OF ZONING ADJUSTMENT APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

Application Number: + 143W 00000 CD360	
Date Received: 2\ MA+ 25(4)	
Commission/Group: EASI COCUMBUS CEVIL ASSISE.	
Existing Zoning: Application Accepted by: Fee: Application Accepted by:	;
Comments:	
TYPE(S) OF ACTION REQUESTED (Check all that apply)	
✓ Variance	
Indicate what the proposal is and list applicable code sections. State what it is you are requesting. Proposing to reduce the building setback along Johnstown and Switzer Roads to 30 and 25 respectively and to reduce the pavement setback a	
Johnstown and Switzer Roads to 30' and 0' from the special provision of 50' per 3367;15 (a), (c), and (d). And to reduce the number of required	
spaces from 12 to 10 per 3312.49 (c) Table 4. This is for existing non-compliance along Johnstown Road and building addition along Switzs	r Road.
LOCATION	
Certified Address Number and Street Name 2629 Johnstown Road	-port of the second
City Columbus State Ohio Zip 43219	
Parcel Number (only one required) 010-001364	
APPLICANT: (IF DIFFERENT FROM OWNER) Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC	ant ang lang ping ang samplang tao lang lang dan dan dan dan dan dan
Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC	
Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC	7
Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC Address 4254 Tuller Road City/State Dublin, Ohio Zip 4301	7
Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC Address 4254 Tuller Road City/State Dublin, Ohio Zip 43017 Phone # (614) 581-8504 Fax # (614) 761-0717 Email Rick_Sicker@att.net PROPERTY OWNER(S): Name KDL Properties, LLC c/o Justin McAllister Address 4160 Randmore Court City/State Columbus, Ohio Zip 43220	
Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC Address 4254 Tuller Road City/State Dublin, Ohio Zip 4301 Phone # (614) 581-8504 Fax # (614) 761-0717 Email Rick_Sicker@att.net PROPERTY OWNER(S): Name KDL Properties, LLC c/o Justin McAllister Address 4160 Randmore Court City/State Columbus, Ohio Zip 43220 Phone # (614) 475-8282 Fax # (614) 475-8283 Email Justin@FortnerInc.com	
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PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

14310-00000-00360 2629 JOHNSTOWN ROAD



One Stop Shop Zoning Report Date: Fri May 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2629 JOHNSTOWN RD COLUMBUS, OH

Mailing Address: 4160 RANDMORE CT

COLUMBUS OH 43220

Owner: KDL PROPERTIES LLC

Parcel Number: 010001364

ZONING INFORMATION

Zoning: ANNEX2977, Manufacturing, M2

effective 6/15/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: 1-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

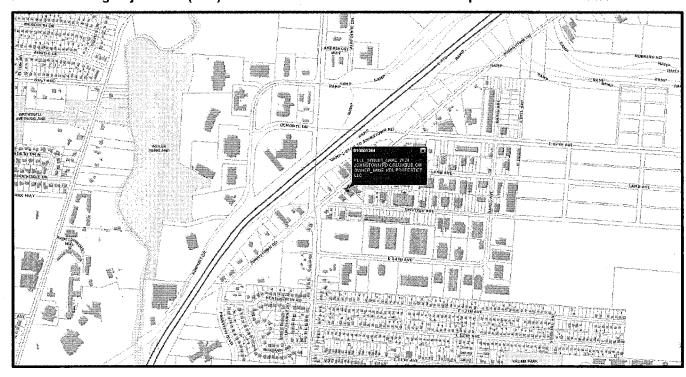
Airport Overlay Environs: 65

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO COLINITY OF ED ANKLIN

14310-00000-00360 2629 JOHNSTOWN ROAD

Revised 05/9/12

COUNTY OF FRANKLIN				
Being first duly cautioned and sworn				
of (1) MAILING ADDRESS	c/o RAS CIVIL ENGINEERING, LLC, 4254 1			
deposed and states that (he/she) is the name(s) and mailing address(es) of all	applicant, agent, or duly authori	zed attorney for same and the following is a list of the		
(2) per ADDRESS CARD FOR PROJ		octy located at		
	ng, variance, special permit or gr	aphics plan was filed with the Department of Building		
and Zoning Services, on (3)	CTHIS I THE TO BE BY	LLED OUT BY CITY STAFF)		
SUBJECT PROPERTY OWNERS NAME		L'PROPERTIES, LLC		
AND MAILING ADDRESS		c/o JUSTIN MCALLISTER		
		4160 RANDMORE COURT		
		LUMBUS, OHIO 43220		
APPLICANT'S NAME AND PHONE	<u></u>	KARD ALAN SICKER		
(same as listed on front of application	(61	4) 581 - 8504		
AREA COMMISSION OR CIVIC GI	ROUP (5) EA	(5) EAST COLUMBUS CIVIC ASSOCIATION		
AREA COMMISSION ZONING CH	· /	CHAEL JOHNSON - PRESIDENT		
CONTACT PERSON AND ADDRES	30	48 E 6TH AVENUE, COLUMBUS, OHIO 43219		
	,			
and that the following is a list of the	names and complete mailing a	ddresses, including zip codes, as shown on the County		
feet of the exterior boundaries of the	County Treasurer's Mailing L	ist, of all the owners of record of property within 125 n was filed, and all of the owners of any property within		
125 feet of the applicant's or owner's	property in the event the application	nt or the property owner owns the property contiguous to		
the subject property:	1 1 3	the same back and a war a war and brobard countries to		
(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERT	· · · · · · · · · · · · · · · · · · ·		
WHOLESALE PROPERTY COMPANY, INC.	2929-43 SWITZER AVENUE 2631-5 JOHNSTOWN ROAD	75 E WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085 3131 S DIXIE DRIVE, STE 216, MORAINE, OHIO 45439		
EMC INVESTMENTS, LLC	2929 JOHNSTOWN ROAD			
JBE LAMB, LLC	LAMB AVENUE	7817 JONELL SQUARE, NEW ALBANY, OHIO 43054		
2920 SWITZER, LLC	2920 SWITZER AVENUE	14266 ROBINS ROAD, WESTERVILLE, OHIO 43082		
				
(7) Check here if listing additional	property owners on a separate pa			
	(a) (b)	. la V (l'V S. la.		
SIGNATURE OF AFFIANT	(8)	a MAN		
Subscribed to me in my presence and b	efore me this 2131 day o	, in the year 2014		
SIGNATURE OF NOTARY PUBLIC	(8)	lule (le C		
My Condission Expires:	(b)	12.25-2018		
OXXIII Expires.		12 29-2018		
Notaby Server Victor M. L.	opez .			
* Notary Public, St		7		
My Commission Expires 12-25-2018				
	res 12-25-2018	a na tritorio de la casa de la casa de mais de mais a tribunta, a casa de de destruto de como a como estado a ma Casa de casa de la casa de la casa de mais de m		
PLEASE NOTE:		in the rejection of this submittal.		



BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

14310-00000-00360 2629 JOHNSTOWN ROAD

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APPLICATION #

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 - 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 - 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 - 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 - 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- **B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the

Zoning Code satisfies the four criteria for a variance in the following ways:
(1) The special provision setback of 50' either did not exist or was not applied to the site when
it was originally developed.
(2) The existing building and pavement are non-conforming. The building and pavement are at 30
along Johnstown Road and the pavement is at 0' along Switzer Avenue. This condition existed
when the property was acquired.
(3) The variances are needed to continue to operate as it does today PLUS to add to the building,
which will increase business, number of employees, tax base, etc.
(4) Granting the variances will allow the owner to improve the property and the neighborhood.
Signature of Applicant Sicher Man Silver Date 5/21/14



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE:

5/20/14



This map is prepared for the real property inventory within this cousurvey plats, and other public records and data. Users of this map a information sources should be consulted for verification of the info county and the mapping companies assume no legal responsibilities Please notify the Franklin County GIS Division of any discrepancie

14310-00000-00360 2629 JOHNSTOWN ROAD

Real Estate / GIS Department

14310-00000-00360 **2629 JOHNSTOWN ROAD** SITE DATA TABLE TOTAL SITE AREA: POST-DEVELOPED IMPERVIOUS: ROPERTY ADDRESS: 2629 JOHNSTOWN RD STING ZONING : ANNEXZ977, 6/15/1986, MZ, H-35 DMMERCIAL OVERLAY: N/A PRE-DEVELOPED IMPERVIOUS: TOTAL DISTURBED AREA: EN AR CHISTED BOX SET IN THE NORTHEASTERLY CORNER OF A CATTAR BASIN. ELEV. — STAGOT BM # SPIKE FOUND IN THE SOUTH SIDE OF UTILITY POLE. BLEV. = 818.78 **00000** SANITARY SEWER NOTE:

CONNECTION TO SANITARY SEMER CANNOT BE MADE
WITHOUT OBTAINAD, A PERMIT FROM SEWER PERMIT
OFFICE, 810 DUBLIN ROAD, SHO FLOOR S14-4457460. NOTES:
AL DIJENSIONS ARE TO EDGE OF PAVISIENT.
TYPICAL PANEAUNG SPACE IS 9'x 18'. 6" \$2 STONE SUB GRADE COMPACTION, ITEM 234 2" HOT - MIXED, HOT UNID ASPHALT CONCRETE (85-100) ITEM 404.
2" HOT - MIXED, HOT UNID ASPHALT CONCRETE (85-100) ITEM 402.
4" AGGREGATE BASE, ITEM 304 PAVEMENT DETAIL 0.581 AC. 0.541 AC. 0.707 AC. 0.274 AC. WANGO INVESTMENTS PID: 010-212210-00 ZONED: Z88-3015 10/24/1988 LC4, H-35 COMPLANCE NOTE

WE WALL COMPT Y WITH SECTION 2021 OF DUMPSTER.
321, OF LANDSCAPE, 2021 OF LIGHTING; 2012.21 SCREENS;
321, 245 STRIPPHISAMARYING; 3212.45 SURFACE, AND
3312.45 WHEEL STOPSCURB. FLOOD PLAIN NOTE

THIS SITE FALLS WITHIN ZONE X OF THE FEMA PAHEL
THIS SOTE SALLS WITHIN ZONE X OF THE FEMA PAHEL
RESUGNOSSIY, OATED JUNE 17, 2008, ZONE X DENOTED AREAS
OUTSIDE THE 500 YEAR PLOOD PLAIN. GENERAL NOTES:
TOTAL AREA OF SITE = 0.707AC.
MAXIMUM HEIGHT OF BUILDING = 35 JOHNSTOWN ROAD (60') BM A CHECIPIC DEVELOPEE: KOLPROPERTIES, LIC OREATIVE ARCHITECTURAL SOLUTIONS, INC. SETS RUPESSIDE FRANCE, SUITE 220 DUBLIN, CHIO CONT. PARCIE (191) 232-406 FANCE (191) 232-406 FANCE (191) 252-406 FANCE (191) 252-407 PLAN DESIGNER: RAS ONE BROWERING, LIC COST TRUER ROAD DEBLY, OHO SONT PROVESTAGE AND A PROVESTAGE OF THE SONT PARK SHAFE SHAFE SONT PARK SHAFE EX CONC. PAD I EMC INVESTMENT LLC PID: 010-146747-00 ZONED: ANNEX2977, 6/15/1986 M2, H-35 WHOLESALERS PROPERTIES, LLC PID: 010-146744 ZONED: ANNEX2977, 6/15/1966 M2, H-35 KDL PROPERTIES, LLC PID: 010-001364-00 ZONED: ANNEX2977, 8/15/1988 M2, H-35 EX. BUILDING F.F.-817.93 101 7 EX CONC. PAD-AREA NEW BUILDING T.C. BIS 95 ARKING LOT 2920 SWITZER LLC PID: 010-158267-00 ZONED: ANNEX2977, 615/1966 M2, H-35 LOCATION MAP OHO
Utilities Protection
SERVICE
COLUMN TO A SERVICE
COLUMN TO A SERVICE
ALLIAN MARCHAN COLUMN TO CALLIN T REVISIONS a y RAS CIVIL ENGINEERING, LLC HORIZONTAL: 1"=20"
VERTICAL: N/A RICHARD E-1988 CIVIL ENGINEERING & SURVEYING SERVICES
4254 TULLER ROAD • DUBLIN • OHIO • 43017
614-581-8504 • RASLLC@AMERITECH.NET FORTNER UPHOLSTERING INC. 14-007 APRIL, 2014

Richard Sch. 47802 05/20/14
RECEITERED BETARGER

ZONING COMPLIANCE PLAN



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do provided.

APPLICATION #_

14310-00000-00360 2629 JOHNSTOWN ROAD

STATE OF OHIO COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (NAME)	RICKARD ALAN SICKE	:R
of (COMPLETE ADDRESS)	C/o RAS CIVIL ENGINEERING, LLC, 4254 TULLER ROAD, DU	BLIN, OHIO 43017
deposes and states that (he/she) is the APPLIC following is a list of all persons, other partnersh the subject of this application and their mailing	CANT, AGENT OR DULY AUTHORIZED ips, corporations or entities having a 5% or 1	ATTORNEY FOR SAME and the
NAME	COMPLETE MAILING ADDRESS	
KDL PROPERTIES, LLC	4160 RANDMORE COURT, C	COLUMBUS, OHIO 43220
c/o JUSTIN-M@ALLISTER		
*Test		
	A September 1997	
	W	
· · · · · · · · · · · · · · · · · · ·		
SIGNATURE OF AFFIANT	ide f Clan Sile	
Subscribed to me in my presence and before me	this 21ST day of MAY	, in the year 2014
SIGNATURE OF NOTARY PUBLIC	Luli llos	7
My Commission	12-25-201	8
Notary Put	r M. Lopez Nic, State of Ohio n Expires 12-25-2018	